

ITEM#: \_\_\_\_\_  
FISCAL IMPACT: \_\_\_\_\_  
FUNDING SOURCE: \_\_\_\_\_  
ACCOUNT #: \_\_\_\_\_  
BUDGET OPENING REQ'D

**ISSUE:**

S-20-2014 – CVS West Valley Plaza Subdivision

**SYNOPSIS:**

Applicant: Leslie Morton  
Proposal: Final Plat Approval  
Location: 3200 West 3500 South  
Lots: 2

**BACKGROUND:**

Utah CVS Pharmacy LLC, is requesting final subdivision approval for a commercial subdivision in the C-2 Zone. The subject property is located on the northeast corner of 3200 West and 3500 South.

The CVS Pharmacy was issued a permitted use application in 2013. The project site consisted of multiple parcels, but did not include the existing car wash and inspection/emission parcels. As part of the permitted use application, staff requested that CVS consolidate all of the parcels into one development parcel. CVS chose to leave the portion adjacent to 3200 West undeveloped with a future expectation of subdividing this area along with the two corner parcels when they could be acquired.

Recently, CVS was able to secure the inspection/emission parcels and would like to formally divide the property into two lots. Lot 1 (CVS Pharmacy) will consist of 2.04 acres while lot 2 will consist of .80 acres. Access will be gained from the drive approaches approved during the permitted use process along 3500 South and 3200 West.

**RECOMMENDATION:**

The Planning Commission approved this application.

**SUBMITTED BY:**

Steve Lehman, Current Planning Manager